

Brighton Historic Preservation Commission

Historic City Hall, 22 S. 4th Ave., 3rd Floor, Council Chambers
Brighton, CO 80601

Agenda

Date: February 13, 2014

6:00 p.m.



BRIGHTON HISTORIC PRESERVATION COMMISSION

500 S. 4TH Avenue
Brighton, CO 80601
303-655-2042

sjohnson@brightonco.gov

Chairperson:

Joseph Burt

Vice –Chair:

Kevin Dunham

Treasurer/Secretary:

Allison Lockwood

Commissioners:

Danielle Henninger

Patricia Reither

Albin Wagner

City Council

Representatives:

Ken Kreutzer

Kirby Wallin – Alternate

Emeritus

Youth Commission

Representative:

Austin Bargmann

Alternate:

Ken Mitchell

Lynette Marrs

City Admin. Assistant:

Sheryl Johnson

City Staff:

Aja Tibbs

- | | |
|---|--|
| I. CALL TO ORDER / PLEDGE OF ALLEGIANCE | Joseph Burt |
| II. ROLL CALL | Sheryl Johnson |
| III. SEATING OF ALTERNATES | Joseph Burt |
| IV. APPROVAL OF AGENDA | Joseph Burt |
| V. APPROVAL OF MINUTES FOR JANUARY 9, 2014 | Joseph Burt |
| VI. PUBLIC COMMENT
Public invited to be heard on matters not on the agenda (Limited to 5 minutes) | |
| VII. PUBLIC HEARING
Old Senior Center | Joseph Burt |
| VIII. REPORTS / PRESENTATIONS
CLG Orientation | Dan Corson |
| Staff:
Report from Aja
Ethics Policy | Aja Tibbs
Sheryl Johnson |
| <u>Committees:</u> | |
| IX. UNFINISHED BUSINESS | |
| X. NEW BUSINESS
2014 Finances
Event Planning | Allison Lockwood
Danielle Henninger |
| XI. ADDITIONAL COMMENTS | |
| XII. ADJOURNMENT | |
| XIII. ANNOUNCEMENTS | |

NEXT MEETING

March 13, 2014



500 S. 4th Avenue, Brighton, CO 80601

MINUTES of the Brighton Historic Preservation Commission meeting for the City of Brighton, Adams County, Colorado held in the Heritage Training Room at City Hall at 22 South 4th Avenue, 3rd Floor, Brighton, Colorado.

DATE: January 9, 2014

Call to Order/Pledge of Allegiance: Chair Joseph Burt called the meeting to order at 6:09 p.m.

Roll Call/Establish Quorum: Commissioners Present: Joseph Burt, Kevin Dunham, Allison Lockwood, Ken Mitchell, Patricia Reither, Albin Wagner and Rex Bell

Commissioners Absent: (Excused) (Unexcused) Lynette Marrs

Staff Present: Sheryl Johnson, Aja Tibbs & Mark Heidt

Others Present: Deon Wolfenbarger

Seating of Alternate:

Motion to seat the alternates by Allison. Second by Kevin. Motion Carries.

Approval of Agenda:

Approved as written

Approval of Minutes for December 12, 2013:

Minutes of December 12, 2013 were approved as written.

Public Comment:

None

Reports / Presentations:

Staff: Mark Heidt & Deon Wolfenbarger

Mark gave an update on the grants for the Bromley Hishinuma Farm first. Mark is reviewing grants and will forego the second phase of the interior work of the Bromley House until a later date. We should know in February if there will be a grant to do the first phase or downstairs interior work of the Bromley Hishinuma House. In the 2014 grant cycle, he will be looking at grants for the old Senior Center. The landscape grant from the Garden and Home Show did not come through. A grant from the Adams County Open Space might be an option for the landscaping. This would be a \$700,000 grant that would include utilities, electricity, fencing, trees, landscaping and paving.

Another grant being looked at is for the acquisition of the Pleasant Plains School.

Ms. Wolfenbarger is from Three Gables Preservation and is the consultant that was hired for the 11 historic property surveys. Ms. Wolfenbarger lives in Estes Park and has done surveys in Kansas and Missouri as well as Colorado. Ms. Wolfenbarger made a presentation laying out the timeline for the project. Some of the things that will be reviewed when evaluating the properties are: if they are eligible for National, State or local designations; tax credits; limited protection; and significance & integrity. The integrity is that the property needs to look like it did originally or during its period of significance. There needs to be significance first and then integrity. The National Register identifies significant resources. Local designation protects significant resources. Reproductions are not eligible for designation. During the Phase 1 survey's, 11 properties will be reviewed. The 11 properties suggested are: 1) Aichelman House; 2) Pleasant Plains School; 3) Wagon Wheel Skate Center; 4) Brighton Hydrostone; 5) Midland Cereal Building; 6) Grain Elevators – 404 N. Main Street & 416 Weld County Road; 7) Great Western Sugar; 8) Work Camp Houses; 9) Palombo Market Place; 10) Big Daddy's Drive-In; and 11) Brighton Stage Stop. Some of the properties have previously been surveyed. There may not be a need to redo these properties. Palombo Market Place is pretty much gone and Big Daddy's Drive-In may not have enough integrity as the siding was replaced in the last 20 years. One of the Grain Elevators is not in City limits and the Great Western Sugar is part of the County and not the City. Five of the properties could be replaced with other properties to survey. The 5 properties are: Great Western Sugar, Work Camp Houses, Palombo Marketplace, Big

Daddy's Drive-In and Brighton Stage Stop. Great Western Sugar has historic value and should be considered for designation. It is currently inventoried and adequately documented. Some other properties may have a higher priority to be surveyed such as the Old Senior Center Building. Other properties to consider are the Kuner Water Tower / Warehouse. The warehouse has been surveyed by the developer so the 2 would need to be kept separate. The Brighton Depot may still be eligible for State designation and possibly National designation. It will qualify for local designation. Any properties that may have threats should be considered. Tabor-Rice, Livestock Depot, Hunter Hardware / Pinocchio's and the Leffingwell / Lambert Realty buildings are other possible suggestions. The Second Phase of the Historic Survey's was to include the agricultural area. Tabor-Rice was one of the properties that could be in immediate danger. It was built around 1888. The building has structural problems. It probably would not be eligible for National designation and possibly not even State. A designation of a historic district / downtown area might include Bridge Street North and over to 11th Avenue. The Livestock Depot has been converted into a residential house. There is another building that was a scale shed for the livestock. The City owns the lease on this property up to the house but there is an issue with the County regarding the ownership of this property. The Sakata House at 4th & Sable might be another possible property. The 5 properties replacing the 5 that were removed are: Brighton Senior Center, Kuner Water Tower, Brighton Depot, Sakata House and Tabor-Rice.

Motion to remove the Great Western Sugar, Work Camp Houses, Palombo Marketplace, Big Daddy's Drive-In, Brighton Stage Stop and the Grain Elevator at 416 Weld County Road and add the Brighton Senior Center, Kuner Water Tower, Brighton Depot, Sakata House and Tabor-Rice Funeral Home to the Phase 1 Survey list by Kevin.

Second by Pat. Motion Carries.

Staff: Aja Tibbs

Southgate / Foley Farm

The applicant has revised the plans. The barn and silo will be relocated to the community park. The PUD plan is scheduled to go before the Planning Commission.

Old Senior Center

At the next meeting, we will have a public hearing regarding this property. There are significant improvements that need to be done to the building. By designating locally, may help to get grant funding. Hopefully in September, we will be able to hold a hearing to get State Designation.

Code / Regulations

The letter that was submitted requesting revisions to the professional commission members will be discussed at the City Council Study Session meeting on January 14th.

Permits

Nothing new to report

Saving Places Conference

Those who want to attend the Saving Places Conference have been registered.

Historic Property Watchlist

All the work has been completed on the watch list properties. There are less than 50 properties that remain unidentified. If anyone has any idea about these properties, they should contact Aja so that the permitting tracking software can be updated. This will help with demo permits and additions to the buildings.

Applications & HPC Website

Applications and form attachments have been completed for the Nomination and Certificate of Appropriateness (COA) procedures and are now ready to be added to the website. Items to be added to the website include: applications and forms; designation / COA criteria' designated properties; and the new office hours.

Office Hours

The office hours at Historic City Hall will be on Thursday's from 3:00 to 5:00 p.m. Aja will begin to organize the historic items.

Committees:

No Reports

Unfinished Business:

2013 Finances – Allison

An update of the 2013 financials was reviewed. Some of the 2013 funds were reallocated for 2014.

New Business:

None

Additional Comments:

Pat made a donation of one of the History Books.

Announcements:

Saving Places Conference – February 5 – 7, 2013

Adjournment:

Motion to adjourn at 7:46 p.m. by Allison. **Second** by Albin. **All Commissioners in favor.**

Next Meeting: February 13, 2014 at 6:00 P.M. at Historic City Hall, 3rd Floor in the Council Chambers.

Submitted by,

Sheryl Johnson

PLANNING DIVISION STAFF REPORT

To:	Historic Preservation Commission, Through Manuel Esquibel, City Manager
Reviewed By:	Jason Bradford, AICP, Planning Division Manager
Prepared By:	Aja Tibbs, Long Range & Historic Preservation Planner
Date Prepared:	January 27, 2014
Requested Action:	Review at a public hearing and make a recommendation to the City Council for the nomination of the 575 Bush Street as a Historic Landmark.

PURPOSE:

In order to proceed with the designation of this property as a historic landmark, the Brighton Historic Preservation Commission (BHPC) shall review the nomination and application for designation as a historic landmark, conduct a public hearing, and approve a nomination resolution.

BACKGROUND:

The BHPC submitted a nomination application for the former senior center, addressed as 575 Bush Street, as a historic landmark. The owner of the property is the City of Brighton, and they have consented to the nomination of the structure as a historic landmark.

HISTORIC LANDMARK ELIGIBILITY:

An individual property may be designated as a historic landmark if it is at least fifty (50) years old and possesses historic and/or architectural significance. If the property is not at least fifty (50) years old, it must possess exceptional historic and/or architectural significance. The finding of historic and/or architectural significance requires that the property meets at least one (1) of the Eligibility Categories. To meet an Eligibility Category, at least one (1) of the criteria must be satisfied. In order to find that a property possesses exceptional historic and/or architectural significance, it must meet at least two (2) of the following Eligibility Categories:

- 1) Architectural Category: In order to be considered significant in the Architectural Category, at least one (1) of the following criteria must be met:
 - a. exemplifies specific distinguishing characteristics of an architectural period or style; or
 - b. is an example of the work of an architect or builder who is recognized for expertise nationally, state-wide, regionally or locally; or
 - c. demonstrates superior craftsmanship or high artistic value; or
 - d. contains elements of architectural design, detail, materials, construction or craftsmanship which represent a significant innovation; or
 - e. evidences a style particularly associated with the Brighton area.

- 2) Social and Historic Category: In order to be considered significant in the Social and Historic Category, at least one (1) of the following criteria must be met:
 - a. is the site of an historic event that had an effect upon society; or
 - b. exemplifies cultural, political, economic or social heritage of the community; or
 - c. represents a built environment of a group of people in an era of history; or
 - d. has significant character, interest or value, as part of the development, heritage, or cultural characteristics of the City, State, or nation; or
 - e. has an association with a notable person(s) or the work of a notable person(s).
- 3) Geographic and Environmental Category: In order to be considered significant in the Geographic and Environmental Category, at least one (1) of the following criteria must be met:
 - a. enhances a sense of identity of the community; or
 - b. by being part of, or related to, a square, park or other distinctive area which should be developed or preserved according to a plan based on an historic, cultural, or architectural motif; or
 - c. is unique in its location of singular physical characteristics; or
 - d. possesses unique and notable historic, cultural or architectural motifs; or
 - e. is an established and familiar mutual setting or visual feature of the community.

ARCHITECTURAL SUMMARY:

The building at 575 Bush Street was built in 1919. It was a south-facing, 1-story, 50' x 85' building, with the basement that was 1/2 underground and 1/2 above ground, and a lower level 19' x 50' section to the rear (north elevation). The building was constructed of red pressed brick and later stucco was added to cover the above-ground foundation. The building had a flat roof with at least two different parapet styles throughout the years (demonstrated in various historic photographs). The earliest style had a varied upper line giving the building a mission style appearance popular in Colorado between 1900-1930. The later version flattens out the roof in a more commercial style design. Other exterior ornamentation includes upper transom windows for all main floor windows, and upper and side transom windows along the front (south) door. All window frames are double hung 6/1 windows, have 6 sash transoms above, and a brick corbel base along each window frame. Also, a distinct projecting entablature wraps around the building at the roof line (below the parapet), and masonry ornamentation can be found in the parapet above the main entrance (south). A flight of cement steps led to the south entrance, and an outside entrance to the basement was located under the cement steps. The architect of the building was William Redding, who is a local architect from Denver known for his design of other buildings throughout Colorado and Wyoming. His firm, WM Redding & Son, also designed the Hotel Boulderado, a mission style building in Boulder Colorado. Overall, design elements lead toward a classical revival style for commercial buildings, which was a popular for government buildings in the early 20th century. The original parapet lends to mission style influences which were perhaps a signature of Mr. Redding at the time.

The interior of the structure was created for many purposes. The front entrance contained public offices for the Mayor and City Clerk. The top half of the walls were painted white and the bottom half was painted pale green, with a rail board splitting the two shades. The woodwork throughout the building had a natural wood finish. In back of the offices was a 20' x 44' room

that was used as an assembly hall for public and council meetings. Double windows were placed at each end of the room to insure the best light and ventilation. This room was also finished in white with pale green below the rail board. The floors were polished and matched to the buildings trim work. Behind the assembly hall space, four rooms and a bath were included to provide living quarters for a pump man. The quarters were heated with steam and had modern plumbing. Outside stairs facing 6th Avenue provided outdoor access to these quarters. The boiler, pump, coal rooms and miscellaneous machinery were all located in the 18' tall basement. The roof of the building was made with composition roofing, and the grounds of the building were completed as soon as the building was finished. Several wells on the property provided water pumped into the water tank and connected to the water line infrastructure that served early residents. The original building contract showed the building cost \$16,922 to construct. The water tower cost approximately \$3,600. A.S. Leffingwell was awarded the contract for window shades. The BIL&P Company submitted the lowest bid and was awarded the contract for coal. Their bid was \$4.56 a mine run or \$5.00 on lump coal which was delivered to the building site.

Over the years, additions and renovations have been made to the original site to address the shifted uses and needs of the property. An addition was added to the east side of the building in 1986. However, the style and size of the addition still allows visibility of the original structure shape, and the east wall is visible from the interior of the addition. The concrete stairs have been replaced, and the handrails have changed in style and shape over the years. The boiler system and the roof have also been replaced or repaired. Lastly, the water tower was demolished in 1989 for safety concerns and to install a parking lot.

CULTURAL SUMMARY:

The structure was originally built as the first City Hall of Brighton. As previously mentioned it housed some of the first mayors and clerks offices, and had a large room for assemblies where dance permits were issued for the youth for \$15 each, and the rear addition housed and stored Fire equipment for the Fire Department. For many years, the building was also known as the City Water Department. The water wells on site were dedicated by Mr. Carmichael who is one of the founding fathers of Brighton. At the time he organized the Brighton water and electric company in 1891, and the water wells, pump and water tower helped to provide much needed water to the residents of Brighton for many years. By 1946, the library moved into the building, and in 1970, the Brighton Public Library became part of the Adams County Public Library. On Aug. 3, 1972 the Brighton Branch of the Library moved to 575 8th Ave. So, in 1976, the building was leased by the city and designated to be used as a Senior Center, when a federal grant was acquired to remodel and furnish this building. Seniors held bazaars and rummage sales to add needed equipment. During the 1980's it became tradition for some members of the senior high school class to climb the water tower and paint the year of their graduation on the tower. When the tower was no longer in use and thought to be a hazard, it was removed in 1993 and a parking lot to address parking needs. In 1986, another federal grant was issued to construct a kitchen and cafeteria, and was completed the summer of 1986. Over the years, the building housed many senior and community events. Most recently, a new senior center was constructed in the spring of 2011, which prompted the vacancy of the structure. It is currently being used on a temporary basis for city storage and occasional youth events.

PUBLIC INQUIRIES AND INPUT:

The BHPC shall conduct a public hearing at the time, date, and place as published, and shall consider all relevant evidence concerning the proposed designation. Opportunity shall be provided for all interested parties to express their opinions and provide evidence regarding the proposed designation. A notice of the public hearing, regarding the nomination of the subject property, was published in the *Brighton Standard Blade* and posted on the property for no less than fifteen (15) days prior to the date of the public hearing. As of the date this report was published, the Historic Preservation Administrator has not received any formal public inquiries or input regarding this project.

STAFF ANALYSIS AND RECOMMENDATION:

With almost 100 years of use as a public and community building, the structure at 575 Bush Street has historic ties to Brighton residents of all ages. This building relates to geographic heritage by being Brighton's original town hall located in close proximity to other historic structures such as the Adam's County Courthouse and Brighton Armory. It also relates to the cultural and social heritage of Brighton with links to significant persons in Brighton's history such as Daniel Carmichael, William Redding, early government officials, and historic businesses such as Leffingwell and BIL&P Company. Perhaps most importantly, this building has been iconic to the Brighton community for many years as others have memories of the building and its many different uses.

Given the substantial position that the former senior center has held throughout Brighton's history, the building seems an obvious choice for designation as a historic landmark. Staff finds that the nominated property meets the eligibility requirements for the finding of historic significance, as outlined in Section 16-22-30 of the Municipal Code. Staff also finds that 575 Bush Street meets all three categories of significance, Architectural, Historical and Social; and Geographic and Environmental. A resolution to the City Council, recommending approval of the designation of the Brighton Armory, has been drafted for the Commission's review and consideration. *Refer to the attached application questionnaire which provides criteria specific analysis.*

POTENTIAL ACTIONS BY THE HISTORIC PRESERVATION COMMISSION:

The BHPC shall hold the public hearing to review a nomination for designation of a Historic Landmark, and shall make a determination as to the appropriateness of the nomination, according to the standards and criteria adopted. If the nominated cultural resource or district is found to possess historic and/or architectural significance, as determined by the standards and criteria of this Article and rules and regulations, the Commission shall make a recommendation of approval to designate the cultural resource as a Historic Landmark to the City Council. At the close of the public hearing, the Commission shall take one of the following actions:

- Approve the draft Resolution making a recommendation of designation to the City Council.
- Approve the draft Resolution, with specific changes or conditions, making a recommendation of designation to the City Council.
- Continue the public hearing to a date certain, with findings of fact to justify the decision.
- Direct staff to draft a Resolution to recommend denial to the City Council, with specific findings of fact to justify the decision.


ATTACHMENTS:

- Nomination Application
- Application Submittal Items: aerial photographs and maps, photographs related to the site, and the application questionnaire (specific criteria analysis).
- Resolution (draft)

Historic Preservation

Registry of Historic Properties Nomination Form

The Historic Preservation Commission in the City of Brighton shall act in a quasi-judicial manner, and shall draw a reasonable balance between the protection of private property rights and the public's interest in preserving the City's unique historic character. To set forth this objective, the City Council has adopted Ordinance No. 1925 to implement the goals and policies of this Commission.

Nomination Information		Date of Application: 12/13/2013	
Name of Property: Old Senior Center		Historic Name or Also Known As: City Hall or Brighton Library	
Property Address: 575 Bush Street, Brighton CO		Category of Nomination: <input checked="" type="checkbox"/> Structure <input type="checkbox"/> Site (may include multiple structures on one site) <input type="checkbox"/> District (requires boundary description of all properties located within the proposed district)	
Lot/Block Subdivision: Walnut Grove, 2nd Addition Or Parcel Number: Lots 21-32, S 286/5 FT of 33, Block 26			
<input type="checkbox"/> I am the owner of the property I am nominating <input checked="" type="checkbox"/> I am not the property owner, but have obtained the property owner's approval as referenced by signature below <input type="checkbox"/> I am not the property owner and have not been able to obtain the owner's approval for this nomination		<u>Existing Designation?</u> This property /district currently holds the following historic designation: (check all that apply)	<input type="checkbox"/> Individual <input type="checkbox"/> District <input type="checkbox"/> Local <input type="checkbox"/> State <input type="checkbox"/> National
		Date designated: <input type="checkbox"/> Original location <input type="checkbox"/> Property moved Date moved:	
Historic use description: Brighton Town Hall, Water Department, Library, and Senior Center Current use description: Primarily unoccupied, partial use by the Brighton Youth Commission			Year of original construction: 1919
Property Significance: (Select all that apply)			
<input type="checkbox"/> <u>Architectural</u> Distinctive characteristics of a type, period, method of construction, or artisan	<input checked="" type="checkbox"/> <u>Social/Historic</u> Associated with events or persons that have made a significant contribution to history	<input checked="" type="checkbox"/> <u>Geographic</u> Property has geographic importance	<input type="checkbox"/> <u>Archeological/Subsurface</u> Demonstrable potential of important discoveries related to history or pre-history
Number of contributing and non-contributing structures: _____ Contributing _____ Non-Contributing (for districts only - see definitions in information packet)			
Property Owner Name: City of Brighton		Owner Contact Information:	Address: 500 S 4th Avenue, Brighton CO
			Phone: 303-655-2000
			E-mail: mesquibel@brightonco.gov
Applicant Name: Joseph Burt		Applicant Contact Information:	Address: 22 S. 4th Avenue, Brighton CO
			Phone: 303-835-2606
			E-mail: joseph.burt@comcast.net
Representing: Brighton Historic Preservation Commission			
<input checked="" type="checkbox"/> I have read and understand the language in Section 17-52-20 of the City of Brighton Municipal Code titled Eligibility for Designation of Historic Landmark or Historic District. I submit request as noted on application for historic designation of this property or district under the guidelines set forth therein. I affirm all information on this application is true and correct to the best of my knowledge by my signature affixed hereto:		<input checked="" type="checkbox"/> As owner of the property shown on application above, I give permission for this applicant to pursue historic designation for my property. OR (for district nominations): <input type="checkbox"/> A sheet has been attached with the signatures of at least 51% of the owners of all properties within the proposed district.	
Signature of Applicant: 		Signature of owner:	

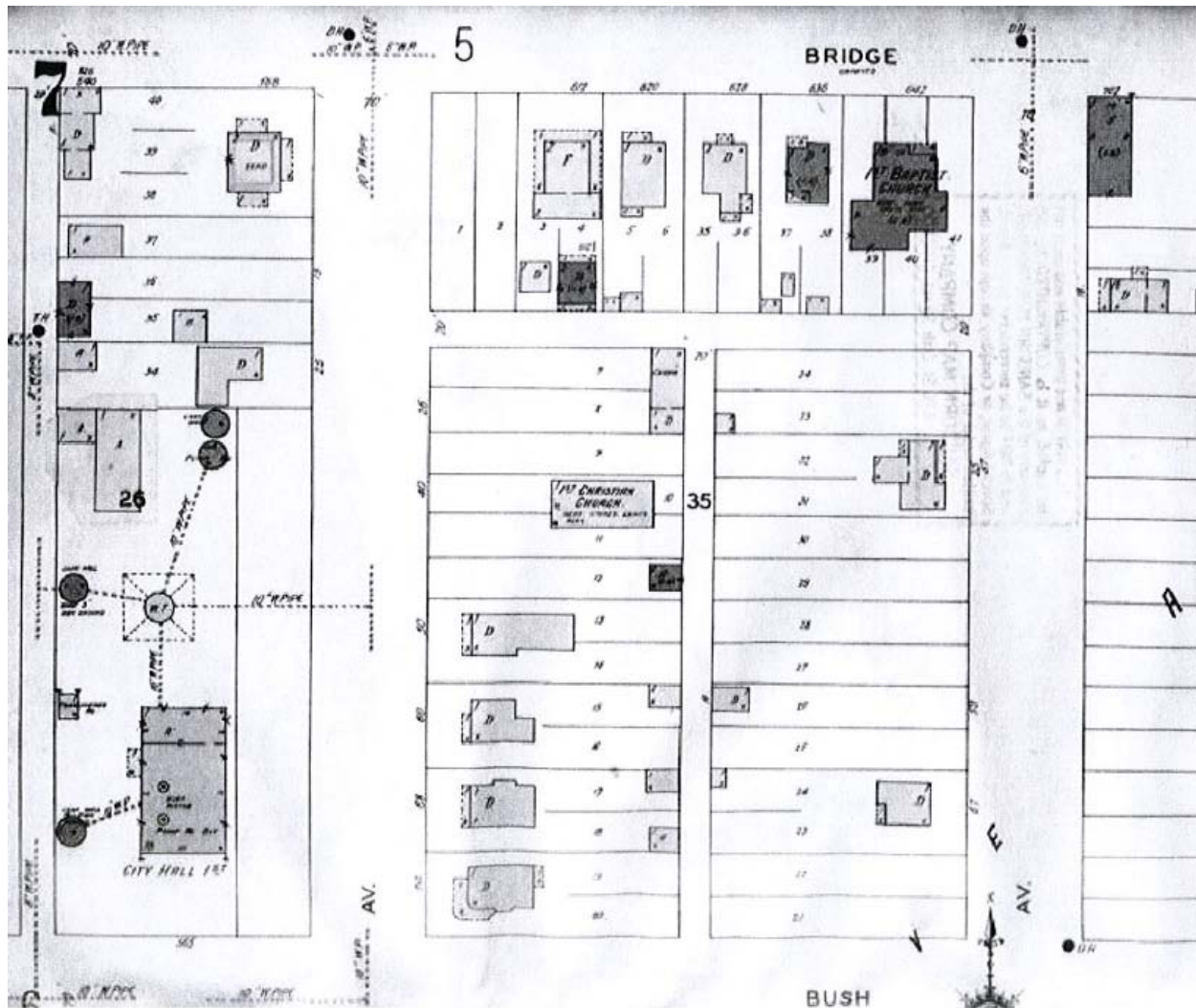
Submittal Requirements	
The following information must accompany your application for consideration. Unless otherwise designated, you may use your own format for documentation as long as information is type-written and clearly conveyed.	
<i>Requirement</i>	<i>Description</i>
<input checked="" type="checkbox"/> Nomination Questionnaire	Complete the questionnaire for each nomination application (regardless of nomination category (i.e., district, site or individual). A blank questionnaire form may be obtained on the City website at www.brightonco.gov by contacting the Planning Division at (303) 655-2059 or in person at 500 South 4 th Avenue.
<input checked="" type="checkbox"/> Site Map	One 18" X 24" copy of legal site boundary map. Note: Improvement Location Certificate, Survey Map, or a Subdivision Map will be accepted as long as it clearly demonstrates the property being nominated.
<input checked="" type="checkbox"/> Photo Log	Prepare a photo log using black and white photographs presenting all sides of structure(s) being reviewed for designation. Note: presentation in protective sleeve(s) is recommended, and photos will not be returned to the applicant or owner.
<input type="checkbox"/> Boundary Description (for districts only)	One 18" X 24" copy of the proposed district boundary. At a minimum the map must be to scale and include the lot/block descriptions proposed within the district. In addition, the map should indicate which of the properties you consider to be Noncontributing, Contributing, Historically Significant, and Exceptionally Historically Significant.
<input type="checkbox"/> Ownership Permission Sheet (for districts only)	List of parcel/lot owners within the proposed boundary and signature blocks filled out by all owners providing permission for district designation. (must obtain 51% of the property owners within the district prior to application)
<input checked="" type="checkbox"/> Additional optional submittals	You may submit any other information which may be helpful in considering the eligibility of this property. This material is not substitute for the required information. Optional materials may include newspaper clippings, brochures, etc., but will not be returned to the applicant once file is closed.

Completed nomination application and all submittal requirements can be mailed or dropped of at:

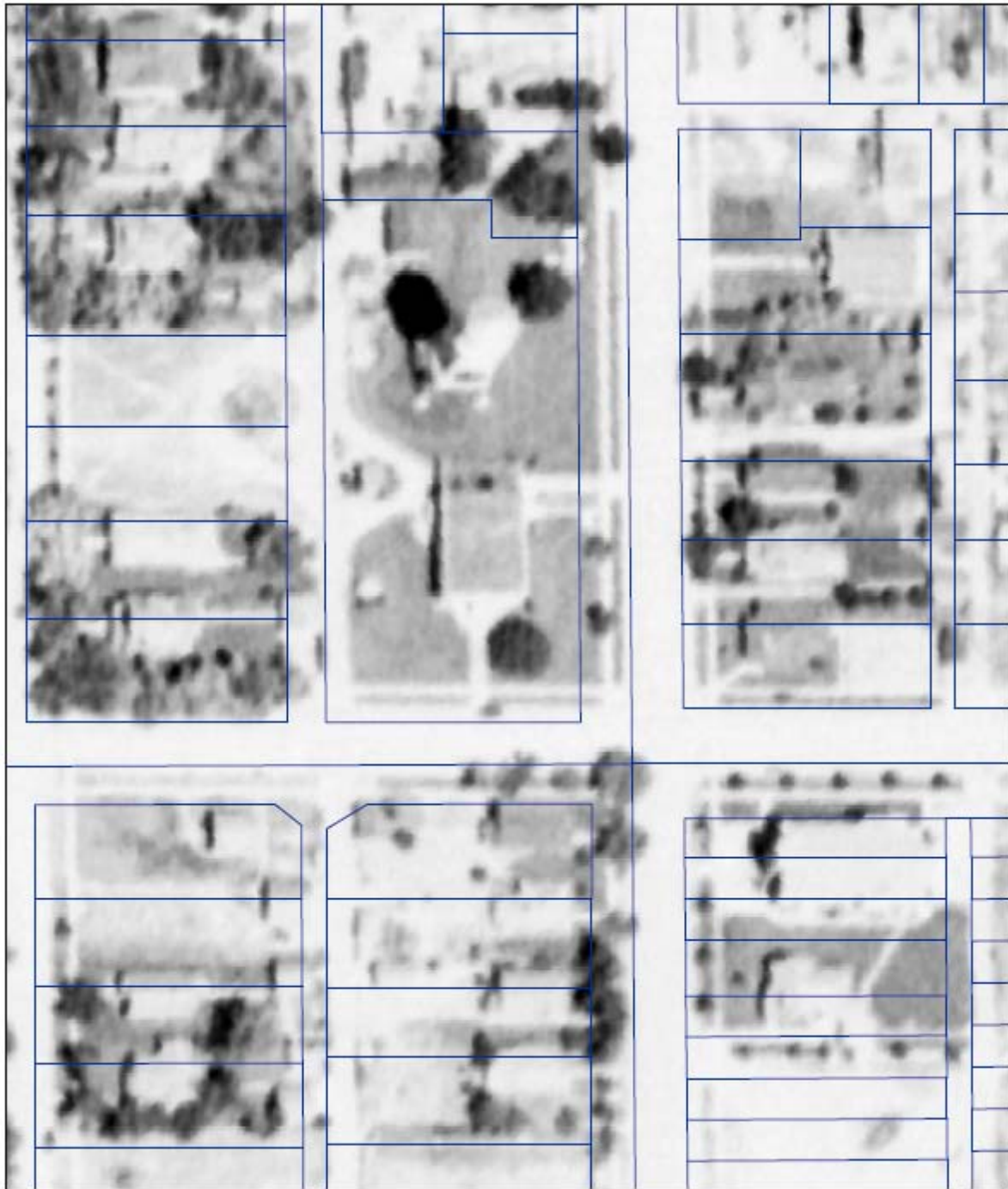
City of Brighton
One-Stop Customer Service Center
500 South 4th Avenue
Brighton, CO 80601
Attn: Aja Tibbs, Long Range / Historic Preservation Planner

Any questions with regard to this application or the historic preservation regulations can also be directed to Aja Tibbs at 303-655-2015 or atibbs@brightonco.gov

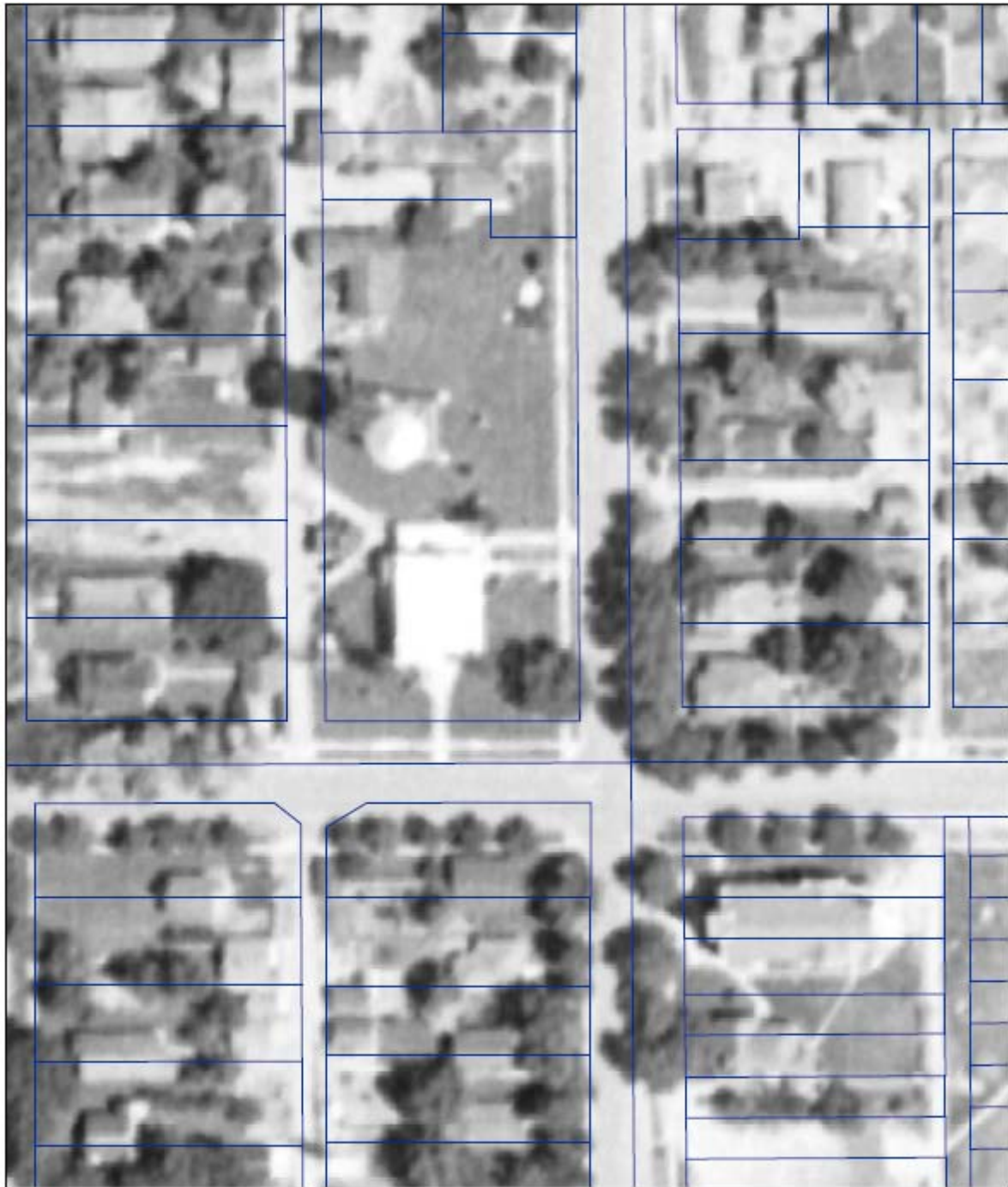
Maps, Aerial Photographs, and Plans Related to the History of 575 Bush Street



This 1928 map demonstrates the wells and water tower in relationship with structure. Note: The existing meter shop is an extension of the original well house in the NE corner of the site. The pump station in the basement of city hall filled the tank from the wells and the 10" pipe from water tower to the pipe in 5th Ave delivered the water at pressure to the city mains. (Email copy provided by Pat Reither from Jim Landeck, Utilities Director for the City of Brighton.)



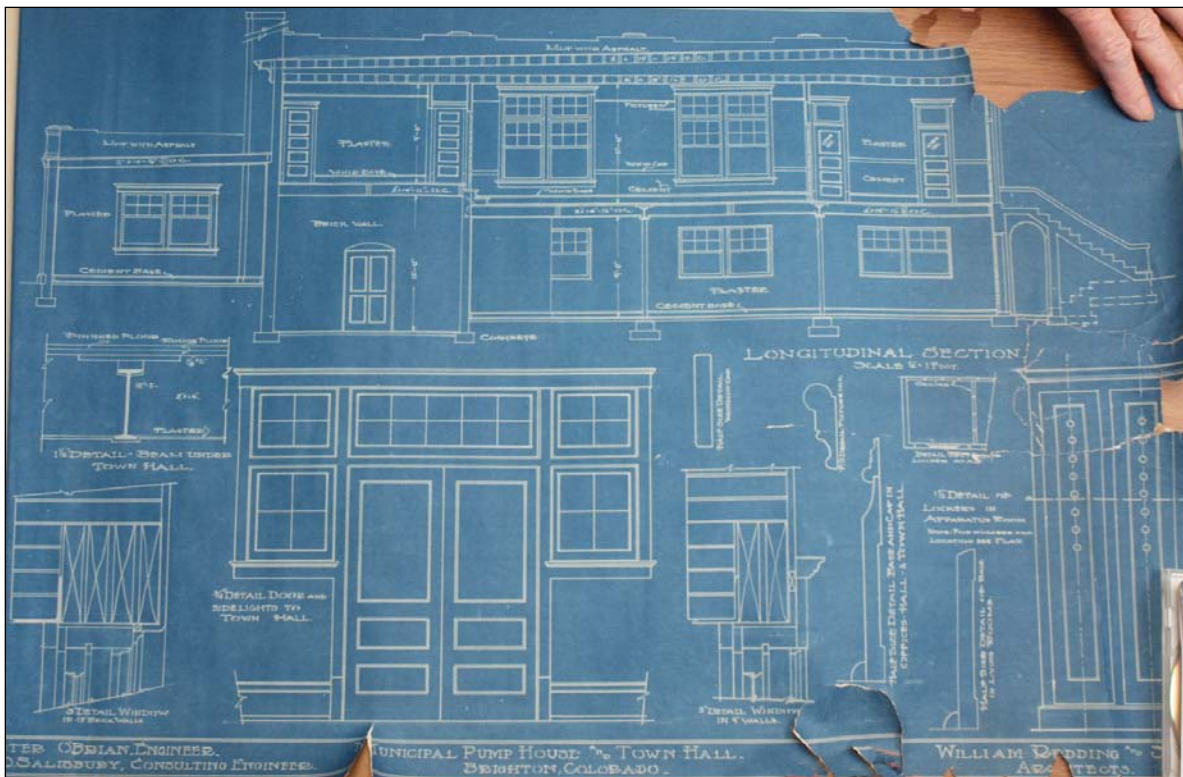
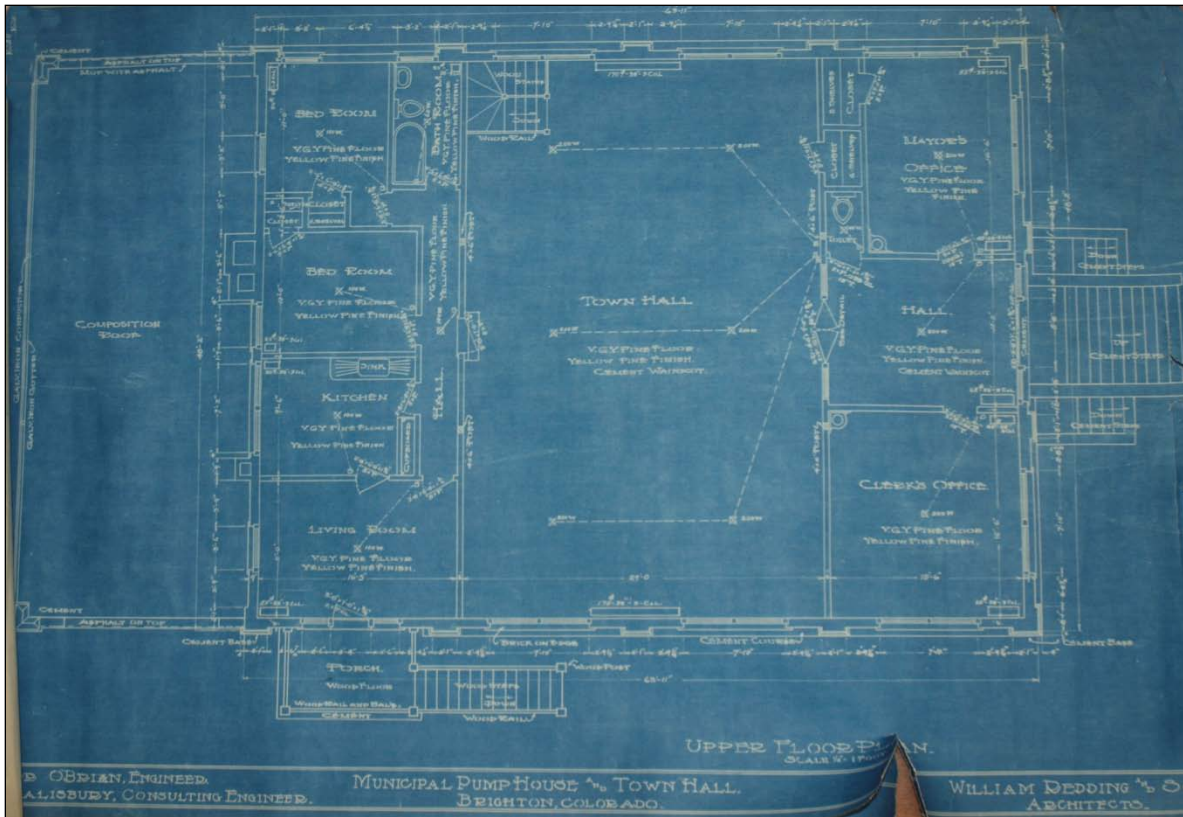
1937 Aerial Photograph



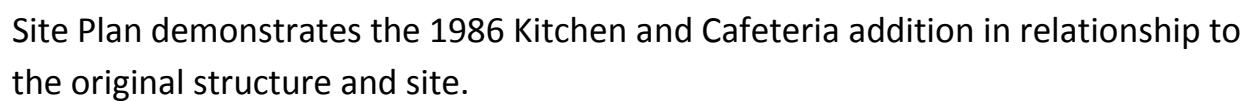
1950 Aerial Photograph



2012 Aerial Photograph



Original Building Blueprints



Site Plan demonstrates the 1986 Kitchen and Cafeteria addition in relationship to the original structure and site.

Photographs Related to the History of 575 Bush Street



Earliest photo of the original structure on file. Dated between 1919 and 1939 (when the copula was removed from the County Courthouse - visible on the left side of the property).



Demonstrates parapet renovations and the water tower on site. Dated between 1939 - 1986



Government officials in front of the structure _ date??



1986 photos of the structure during and after the senior center addition



South Elevation – Present Day



East Elevation – Present Day



West Elevation – Present Day



North Elevation – Present Day

1. Provide a history of the property requesting nomination.

The building at 575 Bush Street was built in 1919 as the first Brighton Town Hall. The building was built from red pressed brick laid in black mortar and trimmed in white terra cotta. The building was 50' x 85' and had a basement that was 1/2 underground and 1/2 above ground. The building was 1 story and faced south.

The architect of the building was William Redding, a local architect from Denver whose is known for other buildings throughout the Colorado and Wyoming. His firm, WM Redding & Son also designed the Hotel Boulderado, a mission revival style building in Boulder Colorado.

The Mayor's and clerk's offices were located in the front of the building facing Bush Street. The walls were painted white and had a rail board. The wall below the rail board was painted pale green. The woodwork throughout the building had a natural wood finish. In back of these 2 rooms was a 20' x 44' room that was used as an assembly hall for public and council meetings. Double windows were placed at each end of the room to insure the best light and ventilation. This room was also finished in white with pale green below the rail board. The floors were polished and perfectly matched the buildings trim work.

Behind the assembly hall space, 4 airy rooms and a bath were included to provide living quarters for a pump man. The quarters were heated with steam and had modern plumbing. Outside stairs facing 6th Ave. provided outdoor access to these quarters. The boiler, pump, coal rooms and miscellaneous machinery were all located in the 18' tall basement.

The roof of the building was made with best quality composition roofing of the time and was guaranteed for 10 years. The grounds of the building were completed as soon as the building was finished and they were beautiful. A flight of cement steps led to the south entrance. An outside entrance to the basement was located under the cement steps. At the rear of the building, on the north side, an addition was constructed to house the fire apparatus.

The original building contract showed the building cost \$16,922 to construct. The water tower cost approximately \$3,600. A.S. Leffingwell was awarded the contract for window shades. The BIL&P Company submitted the lowest bid and was awarded the contract for coal. Their bid was \$4.56 a mine run or \$5.00 on lump coal which was delivered to the building site.

On Feb. 13, 1919, a request was presented to the City Council to allow Brighton's young people to have dancing parties in the assembly room of the new building. It was granted as long as a dance

Questionnaire

Use-By-Right (UBR)

permit was obtained from the town clerk. A \$15 rental fee was charged per dance.

For years the building was known as the City Water Department. In 1946, the library moved into the building. In 1970, the Brighton Public Library became part of the Adams County Public Library. On Aug. 3, 1972 the Brighton Branch of the Library moved to 575 8th Ave.

During the 1980's it became tradition for some members of the senior class to climb the water tower and paint the year of their graduation on the tower. Since the tower was no longer in use and thought to be a hazard, it was removed in 1993 and a parking lot replaced the tower.

In 1976, the building was leased by the city and designated to be used as a Senior Center. A federal grant was acquired to remodel and furnish this building. Seniors held bazaars and rummage sales to add needed equipment. In 1986, another federal grant was issued to expand the facility and was completed the summer of 1986. A kitchen and cafeteria were added along with a community room.

**2. Which of the following categories are met by the property or district being nominated?
(Check all of the following that apply, and respond to each criteria as applicable.)**

☒ 1) Architectural category

☐ Exemplifies specific distinguishing characteristics of an architectural period of style.

Insert Response:

☒ Is an example of the work of an architect or builder who is recognized for expertise nationally, state-wide, regionally or locally.

The architect for this building was Mr. Michael Redding and his RM Redding & Son Firm based in Denver. Mr. Redding was the architect for the nationally registered Boulderado Hotel in Boulder, Colorado.

☐ Demonstrates superior craftsmanship or high artistic value.

Insert Response:

☐ Contains elements of architectural design, detail, materials, constructions or craftsmanship which represent as significant innovation.

Insert Response:

☐ Evidences a style particularly associated with the Brighton area.

Insert Response:

☒ 2) Social and historic category

☒ Is the site of an historic event that had an effect upon society.

This is the site of Brighton's original historic city hall

Questionnaire

Use-By-Right (UBR)

<input checked="" type="checkbox"/> Exemplifies cultural, political, economic or social heritage of the community.
<p><i>This building was originally built as Brighton's first city hall, it has also contributed to Brighton's history as the water facility, city library, and senior center in years past. It has historically been a community structure throughout Brighton's history.</i></p>
<input type="checkbox"/> Represents a built environment of a group of people in an era of history.
<p><i>Insert Response:</i></p>
<input checked="" type="checkbox"/> Has significant character, interest or value, as part of the development, heritage or cultural characteristics of the City, State or Nation.
<p><i>The wells on the land were dedicated by Daniel Carmichael, a founding father of Brighton. Among many other important contributions to the development of the City, he initiated the Brighton Water and Electric Company Co in 1891 and the wells and water tower on site where a large part of the first public water source for Brighton.</i></p>
<input checked="" type="checkbox"/> Has an association with a notable person or the work of a notable person.
<p><i>Refer to previous descriptions of Mr. Carmichael and Mr. Redding. In addition, this building housed the offices of Brighton's City Hall. The work of many Mayors, City Councils and Clerks, and other City staff took place here.</i></p>
<input checked="" type="checkbox"/> 3) Geographic and environmental category
<input checked="" type="checkbox"/> Enhances a sense of identity of the community
<p><i>This building has been considered a central community building for many years. First, serving as the town hall of Brighton, secondly as the water treatment plant (the adjacent water tower has been demolished but was iconic to Brighton's history), as a public library, and lastly with the senior center as the gathering point of Brighton's senior community for many years.</i></p>
<input type="checkbox"/> By being a part of, or related to, a square, park or other distinctive area which should be developed or preserved according to a plan based on an historic, cultural or architectural motif.
<p><i>Insert Response:</i></p>
<input type="checkbox"/> Is unique in its location of singular physical characteristics.
<p><i>Insert Response:</i></p>
<input type="checkbox"/> Possesses unique and notable historic, cultural or architectural motifs

Questionnaire

Use-By-Right (UBR)

Insert Response:

☒ Is an established and familiar mutual setting or visual feature of the community

As previously mentioned this building has been central to the community of Brighton. The proximity of the structure to other iconic Brighton structures, such as the Adams County Courthouse, also contribute to the historical contribution of this structure.

3. Has the property been remodeled or changed since its original construction? If so, please describe (or attach), in as much detail as possible, a chronological list of all alterations made to the subject property or district.

Addition – 1986; Kitchen and Cafeteria were added to the east side of the building. The building permit was approved 3/18/86, and the CO was issued 8/11/86. Files indicate that the work was valued at \$321,900 at the time of construction. A variance was also issued by the City to waive the side setback requirement, and allow the addition to be built to the property line (along the East Side).

The concrete stairs were removed and replaced in the 1989, and the boiler system was replaced in 1991 for a baseboard radiation system with new piping.

Water Tower – Permit to demolish the tower was approved in December of 1993. Correspondence from the City regarding concern for the safety of the structure, and possible danger to surrounding residences. An estimate to reinforce the structure is also included in the files.

The main building was re-roofed in September 2013 with membrane roofing. No indication of previous material type found on permit. The parapets surrounding the roof hide the material type, so there is no visible impact to the structure.

4. If this application is for the nomination of a district, please additionally answer the following questions below:

a) How is the boundary of the proposed district defined? In other words, how was the proposed boundary determined to be appropriate?

Insert Response:

b) Provide a list below (or attached) indicating the properties within the district, and their contribution to the district as a: noncontributing; contributing; historically significant; or an exceptionally significant resource. Note: this should also be demonstrated visually on the Boundary Description Map submittal item.

Insert Response:

c) Have you had any communication with the district property owners whom have NOT

Questionnaire
 Use-By-Right (UBR)

<p>consented to the nomination? If so, please provide a list of those persons, their property, and a general summary of the communication exchange.</p>
<p><i>Insert Response:</i></p>
<p>5. Provide a bibliography referencing all materials used in this document to justify the designation. Please include all books, articles, web sites, and other sources used in responding to this questionnaire.</p>
<p><i>A majority of the information contained in this questionnaire was received from and compiled by Pat Reither, Historic Preservation Commissioner, Professional. Additional information was found from the City of Brighton, 575 Bush Street building permit file.</i></p>
<p>6. Is there any additional information regarding the nomination that you would like to communicate? If so, please provide it in the space below.</p>
<p><i>Insert Response:</i></p>

**RESOLUTION
HISTORIC PRESERVATION COMMISSION**

**A RESOLUTION OF THE CITY OF BRIGHTON HISTORIC PRESERVATION
COMMISSION RECOMMENDING APPROVAL OF A NOMINATION TO
DESIGNATE 575 BUSH STREET (FORMER SENIOR CENTER) AS A HISTORIC
LANDMARK.**

RESOLUTION NO. _____

WHEREAS, pursuant to the laws of the State of Colorado, there was presented to and filed with the City of Brighton, Colorado, an application for nomination (the "Application"), by the Brighton Historic Preservation Commission (the "Applicant"), to designate, as a historic landmark, 575 Bush Street (Former Senior Center), located on lots 21 through the southern 286 feet of lot 33, Block 26, of the Walnut Grove Second Addition Subdivision, (the "Property"); and

WHEREAS, the Applicant obtained consent to the nomination by the owner of the Property, the City of Brighton (the "Owner"); and

WHEREAS, a notice of the public hearing, regarding the nomination of the subject property, was published in the *Brighton Standard Blade*, and posted on the property for no less than fifteen (15) days prior to the date of the public hearing; and

WHEREAS, on February 13, 2014, the Historic Preservation Commission held a public hearing to consider the nomination of the Property for designation as a historic landmark; and

WHEREAS, the Historic Preservation Commission finds that the Property is at least fifty (50) years old and satisfies at least one (1) criterion from each of the Eligibility Categories, as delineated in Section 16-22-30, Eligibility for Designation of a Historic Landmark or Historic District, of the *Brighton Municipal Code*; and

WHEREAS, the Historic Preservation Commission has reviewed the Application to nominate 575 Bush Street (Former Senior Center) as a historic landmark and finds and declares that the proposed designation will not be detrimental to the future development of the area, or the health, safety, or welfare of the inhabitants of the City of Brighton; and

WHEREAS, the Historic Preservation Commission finds that the designation of 575 Bush Street (Former Senior Center) as a historic landmark will, through preservation and protection, enhance the use of this cultural resource and will contribute to the artistic, social, economic, political, architectural and historic heritage of the city for the benefit of the inhabitants of the City of Brighton.

NOW THEREFORE, BE IT RESOLVED that the Brighton Historic Preservation Commission does hereby find that 575 Bush Street (Former Senior Center) possesses historic significance and recommends, to the City Council, approval of the nomination to designate the 575 Bush Street as a historic landmark.

RESOLVED, this _____ day of _____, 20____.

**CITY OF BRIGHTON, COLORADO
HISTORIC PRESERVATION COMMISSION**

Joseph Burt, Chairperson

ATTEST:

Sheryl Johnson, Senior Administrative Assistant

Text Size A- A+

[BLOG](#) | [CALENDAR](#) | [OAHP](#) | [MUSEUMS](#) | [PLAN AN EVENT](#) | [MEMBERSHIP](#) | [SUPPORT US](#) | [CONTACT US](#)[DONATE](#)

CLG Orientation Handouts

Handouts from Certified Local Government orientation classes

- [For the Record: The NAPC Short Guide to Parliamentary Procedure](#)
- [2020 State Preservation Plan](#)
- [1980 Preservation Week Poster - Reusing America's Energy](#)
- [Citizens Guide to Section 106 Review](#)
- [CLG Handbook](#)
- [Code of Ethics for Commissioners and Staff](#)
- [Commission Procedures and Guidelines](#)
- [Dear George Letter](#)
- [Economic Benefits of Historic Preservation 2012 Update](#)
- [Economically Competitive Place in the 21st Century](#)
- [Economics, Sustainability, and Historic Preservation](#)
- [Energy Efficiency & Sustainable Development](#)
- [Federal & State Tax Credit Comparison](#)
- [Federal Preservation Tax Credits](#)
- [Improving Energy Efficiency in Historic Buildings - National Park Service Preservation Brief](#)
- [Law and the Historic Preservation Commission: What Every Member Needs to Know](#)
- [National Alliance for Preservation Commissions \(NAPC\)](#)
- [OAHP Publications Catalogue](#)
- [OAHP Staff Directory](#)
- [Preserving Your Community's Heritage Through the CLG Program](#)
- [Procedural Due Process in Plain English](#)
- [Property Rights and Public Values](#)
- [Secretary of the Interior's Standards for the Treatment of Historic Properties](#)
- [State Preservation Tax Credit](#)
- [The Alliance Review \(TAR\) Special Sample Issue](#)
- [Top 10 List of Incongruous Behaviors](#)

[ShareThis](#)[ABOUT US](#) | [STORE](#) | [NEWS ROOM](#) | [VOLUNTEERS](#) | [SITE MAP](#) | [PRIVACY POLICY AND TERMS OF USE](#) | [HOME](#)

History Colorado



Commission Procedures and Guidelines

- 1.** Always have a printed agenda posted in a public place prior to beginning the commission meeting.
- 2.** Keep accurate minutes and records of all commission activities specifically outlining each case and the reasons an application was approved or denied.
- 3.** Commission members should never speak on behalf of the commission or advise applicants on the "likelihood of approval" of applications outside of the public hearing.
- 4.** Require an accurate representation of the applicant's request, sufficient enough to make an informed decision about the case.
- 5.** Always keep your elected officials and other boards and commissions informed of the role and responsibilities of the preservation commission.
- 6.** The commission chair should maintain order at all meetings and always allow relevant public comment.
- 7.** As a commission member, avoid any appearance of a conflict of interest due to personal, social, or financial gain in any case.
- 8.** All commission decisions for designations or certificates of appropriateness must be based only on the review criteria in the ordinance.
- 9.** All commission decisions must be based on a finding of fact that should be stated as a part of the motion to approve or deny the application.
- 10.** Refer to your local preservation ordinance often if you are a commission member. It should be the basis for all actions.

National Alliance of
Preservation
Commissions

P.O. Box 1605
Athens, GA 30603

Phone:
706.542.4731

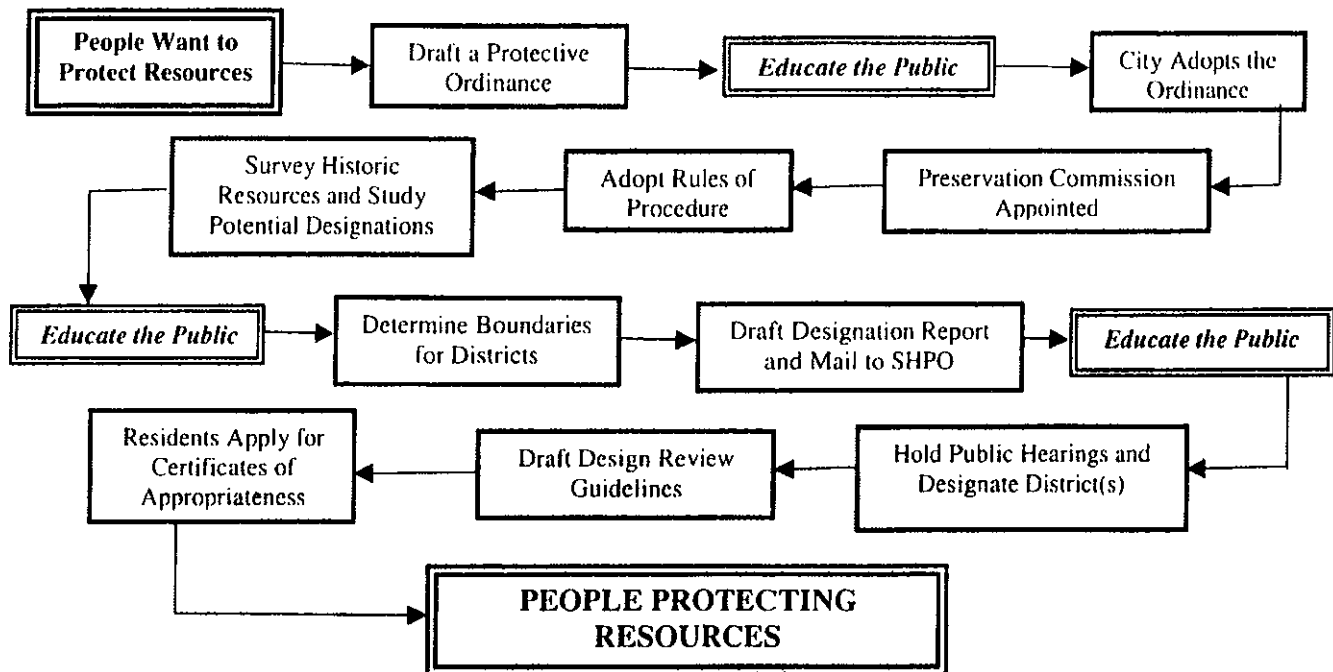
Working with Local Government

- 1.** Meet with your mayor and council at least once a year and update them on your activities, concerns, and problems.
- 2.** Request that a member of the council be appointed to serve as a liaison with the preservation commission.
- 3.** Get to know the other commissions and boards that serve the community as part of the local government, i.e. the planning commission, zoning appeals board, etc.
- 4.** Print an annual report of the activities of the commission emphasizing success stories and new programs.
- 5.** Learn how the commission can work with the housing administrator or Block Grant Administrator in your town to integrate preservation with projects serving low-income or elderly individuals.
- 6.** Meet with the fire inspector, listen to his concerns, and tell him about those of the commission regarding the protection of historic sites.
- 7.** Ensure that zoning ordinances, sign ordinances, etc. do not conflict with the design guidelines for landmarks and historic districts.
- 8.** Meet with the Director of Public Works and ensure that the commission reviews all public improvements in historic districts and that the designs are compatible.
- 9.** Meet with your city attorney before your commission runs into problems. Ask him/her to attend a meeting and critique it for proper procedural methods.

Integrating Preservation into the Planning Process

- 1.** Coordinate the historic preservation review process with all other city or county agencies.
- 2.** Integrate the historic sites survey material into the local planning process.
- 3.** Review and coordinate land-use zoning in historic areas and for landmarks to avoid conflicts.
- 4.** Establish a procedure to ensure that all state and federal review requirements have been met prior to final review by the commission.
- 5.** Establish a phased-in procedure for reviewing large projects.
- 6.** Establish policies and a procedure for reviewing investment tax credit projects and coordinate it with the SHPO.
- 7.** Meet with owners of all properties and provide them with information and assistance regarding the preservation of structures before a crisis occurs.

**WHAT CAN I DO TO PROTECT THE NEIGHBORHOOD?
- OR -
HOW DO ORDINANCES WORK?**



WHAT IT MEANS TO ADOPT A PRESERVATION ORDINANCE

A PRESERVATION ORDINANCE *DOES*:

- Provide a municipal policy for the protection of historic properties.
- Establish an objective and democratic process for designating historical properties.
- Protect the integrity of designated historic properties with a design review requirement.
- Authorize design guidelines for new development within historic districts to ensure that it is not destructive to the area's historic character.
- Stabilize declining neighborhoods and protect and enhance property values.

A PRESERVATION ORDINANCE *DOES NOT*:

- Require permission to paint your house or review color selection.
- Require that historic properties be opened for tours.
- Restrict the sale of the property.
- Require improvements, changes, or restoration of the property.
- Require approval of interior changes or alterations.
- Prevent new construction within historic areas.
- Require approval for ordinary repair or maintenance

** See the flowchart on the reverse side to examine the process establishing an ordinance. **

Georgia Alliance of Preservation Commissions
609 Caldwell Hall • University of Georgia School of Environmental Design
Athens, Georgia 30602 • (706) 542-4731



HISTORIC PRESERVATION COMMISSION

Staff Report

Monthly report on staff activity related to and involving Historic Preservation items.

Date Prepared: January 29, 2013

Date Presented: February 13, 2014

Prepared By: Aja Tibbs, Long Range & Hist. Pres. Planner

Reviewed By: Jason Bradford, Planning Manager

Aja Tibbs, Long Range & Historic Preservation Planner

2/13/2014

HISTORIC PRESERVATION COMMISSION

Staff Report

REFERRALS:

Section 106 Review:

A submittal was received for a new AT&T Mobile Site to be located south of the firehouse at Bridge Street and Fire House Road. The buildings in this area were all constructed in the 1970's or later. In addition, the proposal is not attached or in close proximity of any existing structure, nor will it impact the access of surrounding properties. Therefore, staff responded without comment on the proposal.

HISTORIC SITES:

575 Bush Street - Former Senior Center:

A majority of staff time was spent this month compiling data and submittal items for the Senior Center designation. Refer to the staff report provided for the proposed nomination, and the Commission's recommendation will go before the City Council for a public meeting scheduled on Tuesday, March 18th at 7:00 pm.

224 N Main Street – Silver State Cannery AKA: “The Silver Building”:

Staff was contacted by a potential investor regarding 224 N Main Street (One of the buildings addressed as 238 N Main Street in Adams County records), which is listed on the Commission's Watchlist. The structure referenced is noted as the Silver State Cannery and other various canneries in the past. The structure also housed German prisoners of War in WWII, and is constructed of Brighton Hydrostone.

The potential buyer of the property called to ask questions about what restrictions applied to the properties and what the watchlist meant. I explained that the property has historical background with Brighton's history, and it would be our goal preserve the building in some way. Staff also noted that the watchlist is not a restriction on the property (as it's not designated), but that the Commission has some authority to act if he were to apply to demolish the structure.

GRANTS & SURVEYS:

Resource Survey Progress Update

On January 30, Deon Wolfenbarger with 3 Gables submitted her research to the state for the first two properties as determined by the Commission in January's regular meeting. For the purpose of upcoming grant submittals, the Pleasant Plains School and Former Senior Center were given priority. She has also begun research on the additional 9 properties which should be completed in mid-April. As a recap from last month's meeting, the Commission revised the survey properties list to be as follows:

- | | |
|--------------------------------|-----------------------------------|
| 1) Former Senior Center | 7) Grain Elevator (404 N Main St) |
| 2) Pleasant Plains Schoolhouse | 8) Kuner Water Tower |
| 3) Aichelman House | 9) Brighton Depot |
| 4) Wagon Wheel Skate Center | 10) Tabor-Rice Funeral Home |
| 5) Brighton Hydrostone | 11) Sakata House |
| 6) Midland Cereal | |

CLG Conference Grant

A small scholarship was offered by the OAHP to CLG's attending the Saving Places Conference last week to help cover costs. Staff submitted receipts for the reimbursement, and was granted the full amount of \$200 to help cover registration expenses.

CODE / REGULATIONS:

Commissioner Term Limitations:

The Council favorably heard the Commission's request to amend the term limits for professional members at the Study Session meeting held on January 14th. Staff is preparing the code revision and staff report for City Council review at the regular March 4th City Council meeting at 7:00 pm. This will not be a public hearing, but you are encouraged to attend to hear Council's discussion and final determination.

PERMITS:

No demolition permits were submitted in the month of January.

INTERNSHIPS:

University of Colorado and University of Northern Colorado:

Staff has been in contact with Dr. Tom Noel, and submitted information regarding the potential for a summer internship. They will be advertising the position for us this spring. Contact has also been made with Dr. Joan Clinefelter, but additional coordination is still in progress.

PROCESS ITEMS:

Historic Property Watch List:

Thank you to Albin Wagner who provided staff with additional information regarding historic properties along Main Street. Staff is still in the process of doing additional review of the missing properties list provided last month.

Website Updates:

Just a reminder to send me any information or additions that you would like added to our website.